



MAYOR AND COUNCIL AGENDA

NO. 72 DEPT.: Community Planning and Development Services /DATE PREPARED: 5/31/05
STAFF CONTACT: Rebecca Torma FOR MEETING OF: June 6, 2005

SUBJECT: Review and comment on schematic building designs and building location for a 10-story, 352,565 square foot office building and a seven level parking structure on 3.73 acres of land at the northwest corner of the intersection of King Farm Boulevard and Piccard Drive within the Irvington Centre subdivision of the King Farm development.

RECOMMENDATION: It is recommended that Mayor and Council (1) approve staff's determination that the proposed building is appropriate and compatible with existing development, and (2) provide other comments for the Planning Commission's consideration.

DISCUSSION: The resolution of approval of the King Farm Comprehensive Planned Development Concept Plan, approved in 1996, provided for the Mayor and Council to review the elevations and locations of nonresidential and public buildings within King Farm, without further public hearing. The comments of the Mayor and Council shall be provided to the Planning Commission during their review of the Detailed Application.

This building is the fifth in a series of eight office buildings in the Irvington Centre section of King Farm and is one of four buildings at the Piccard Drive and King Farm Boulevard intersection. Currently, three of the buildings at the Piccard Drive and King Farm Boulevard intersection have been approved, two office buildings (F-3 and F-4) and one hotel building. Only one of those buildings – the F-3 office building has been completed.

The proposed office building represents 352,565 square feet of the approved 3.1 million square feet of office in Irvington Centre section. The architecture of the building is of the same design palette as the original buildings, consisting of pre-cast concrete, vertical fins and a bluish-green glass. The parking garage, which will be constructed approximately one-half underground, will also be precast concrete, matching the building design and texture. This is consistent with other approved garages in King Farm.

The Applicant, King Farm Associates has filed Detailed Application CPD2005-002AK for a 10-story (approximately 125 feet), 352,565 square foot office building at the northwest corner of King Farm Boulevard and Piccard Drive. The total square footage includes 343,478 square feet of office space, 5,000 square feet of retail/restaurant space, and 4,087 square feet of conference and fitness center on the ground floor. In addition, 751 square feet (not included in the building square footage) of outdoor restaurant seating is proposed along King Farm Boulevard. The design and architecture of this building is similar to the existing buildings approved within the vicinity of this site.

The proposed building is part of an overall concept of four coordinated buildings in the King Farm Boulevard and Piccard Drive intersection, which orients the buildings toward the street, keeping with the pedestrian-oriented, transit-friendly attributes of the King Farm office buildings within Irvington Centre. This design and layout of the proposed building has the same relation and orientation as the approved F-3 and F-4 office buildings at this intersection. All of the buildings at this intersection

will have the same relation and orientation towards active pedestrian areas specifically integrated within each building design at the intersection and the future transit stop. These areas are proposed to have landscaping, benches, and special paving that will accentuate the pedestrian experience.

In addition, a seven level parking garage with 1,310 spaces, and six spaces located behind the building and adjacent to the parking garage, are included with the application. The building provides for 24 accessible spaces of which four are van spaces. The accessible spaces are located on the P-2 (B-1 level of building) and P-4 (on-grade level) level of the garage and in the surface lot.

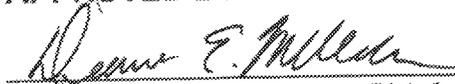
Staff has determined that the design and layout of this building are appropriate and compatible with existing development. Staff also considers the overall layout and design of Irvington Centre is appropriate and consistent with the overall King Farm Concept Plan.

Next Steps: This item is scheduled for action at the June 8, 2005 Planning Commission meeting.

PREPARED BY:


Rebecca Torma, Planner II

APPROVED BY:


Deane Mellander, Acting Chief of Planning

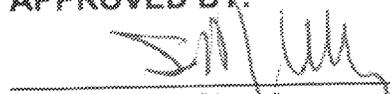
5/31/05
Date

APPROVED BY:


Arthur D. Chambers, AICP, Director, CPDS

5/31/05
Date

APPROVED BY:


Scott Ullery, City Manager

6/02/05
Date

LIST OF ATTACHMENTS:

- 1: Concept Plan
- 2: Cover Sheet
- 3: Proposed site plan
- 4: Building elevation
- 5: Parking garage elevation
- 6: Landscape plan

KING FARM FIVE IRVINGTON CENTRE

DETAILED APPLICATION #CPD2005-002AK

4th ELECTION DISTRICT
CITY OF ROCKVILLE, MARYLAND

OWNER/DEVELOPER

King Farm Associates, L.L.C.
c/o The Purpose Group
8330 Reisterstown Road, Suite 460
Vienna VA 22182
703.847.5270

LANDSCAPE ARCHITECT

LandDesign, Inc.
1414 Prince Street, Suite 400
Alexandria, VA 22314
703.549.7784

CIVIL ENGINEER

Leadbetter Sobness Associates
1390 Piedmont Drive, Suite 100
Rockville, MD 20850
301.948.7750

ARCHITECT

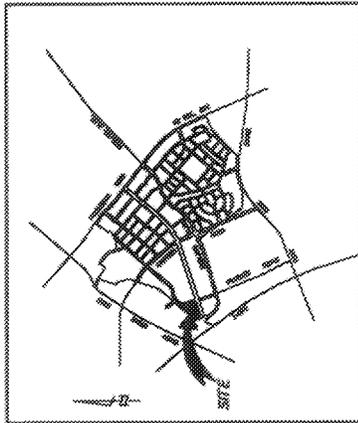
Briggs and Partners Architects
410 Seventh Avenue, Suite 405
Annapolis, MD 21403
410.268.5797

SHEET INDEX	DATE
L-10 Cover Sheet	10/18/05
L-11 Site Location Plan	10/18/05
L-12 Site Plan	10/18/05
L-13 Parking Notes and Plan	10/18/05
L-14 Parking Details	10/18/05

REVISION	DATE

SHEET INDEX

- C 1 COVER SHEET
- C 2 DETAILED SITE PLAN F-3
- C 3 CONCEPTUAL SEDIMENT CONTROL PLAN
- A1.01 OFFICE FIRST FLOOR PLAN
- A1.02 OFFICE FLOORS 3 THRU 8 PLANS
- A1.03 OFFICE TYPICAL UPPER FLOOR PLANS
- A2.01 BUILDING ELEVATIONS
- A2.02 BUILDING ELEVATIONS
- A2.03 BUILDING ELEVATIONS
- A2.04 BUILDING ELEVATIONS
- AG1.01 GARAGE LEVEL P-1 PLAN
- AG1.02 GARAGE LEVEL P-2 & OFFICE BASEMENT PLAN
- AG1.03 GARAGE TYPICAL LEVELS P-3, P-5, & P-8
- AG1.04 GARAGE LEVEL P-4 (ENTRANCE LEVEL)
- AG1.05 GARAGE LEVEL P-7 (ROOF LEVEL PLAN)
- AG2.01 GARAGE ELEVATIONS
- AG2.01 GARAGE ENCLOSURE
- L-1.0 LANDSCAPE COVER SHEET
- L-2.0 SITE LANDSCAPE PLAN
- L-3.0 SITE DETAILS
- L-4.0 PLANTING NOTES AND PLANT LIST
- L-4.1 PLANTING DETAILS



VICINITY MAP

FIVE IRVINGTON CENTRE DETAILED APPLICATION CPD2005-002AK



DUNN / DEVELOPERS
KING FARM ASSOCIATES, L.L.C.
8080 MIDWAY BOULEVARD, SUITE 400
VIRGINIA, VA 22968
TEL: 703-547-9275

CIVIL ENGINEER
LORENSMAN ROTTER ASSOCIATES, INC.
1900 MCGUIRE DRIVE, SUITE 100
ROCKVILLE, MD 20850
TEL: 301-848-9750

ARCHITECT
MAGUIRE & PARTNERS ARCHITECTS
430 BEVERLY AVENUE, SUITE 400B
ANNAPOLIS, MD 21403
TEL: 301-638-8118

LANDSCAPE ARCHITECT
Landscape Architects
10000 WOODBURY DRIVE, SUITE 400
ALEXANDRIA, VA 22304
TEL: 703-548-7784

Approved by City of Arlington
CPD 2005-002AK

Item	Area (sq. ft.)	Volume (cu. yd.)	Notes
1. Office Building	100,000	100,000	
2. Office Building	100,000	100,000	
3. Office Building	100,000	100,000	
4. Office Building	100,000	100,000	
5. Office Building	100,000	100,000	
6. Office Building	100,000	100,000	
7. Office Building	100,000	100,000	
8. Office Building	100,000	100,000	
9. Office Building	100,000	100,000	
10. Office Building	100,000	100,000	

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5. Office Building	100,000	100,000	
6. Office Building	100,000	100,000	
7. Office Building	100,000	100,000	
8. Office Building	100,000	100,000	
9. Office Building	100,000	100,000	
10. Office Building	100,000	100,000	

DETAILED APPLICATION

IRVINGTON CENTRE P-3 BUILDING
CITY OF ARLINGTON CPD 2005-002AK

45000 ACRES * TOTAL SITE AREA FOR KING FARM
170 ACRES * TOTAL SITE AREA FOR F-3
415.64 ACRES * TOTAL SITE AREA SUBMITTED TO DATE
(INCLUDES ADJACENT PARCELS)

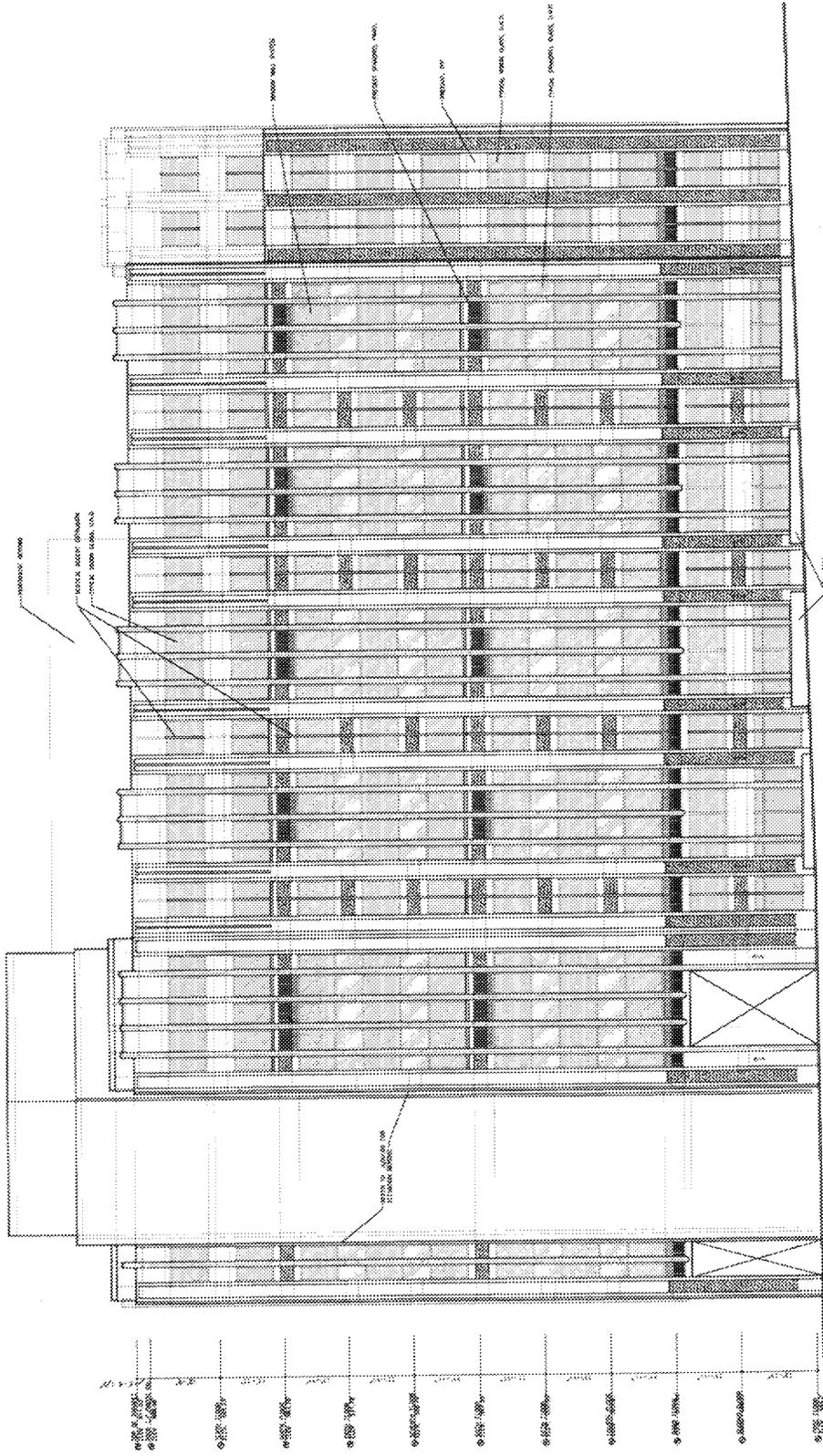
PERCENT COVERAGES

PARKING SPACES
TOTAL SITE COVERAGE

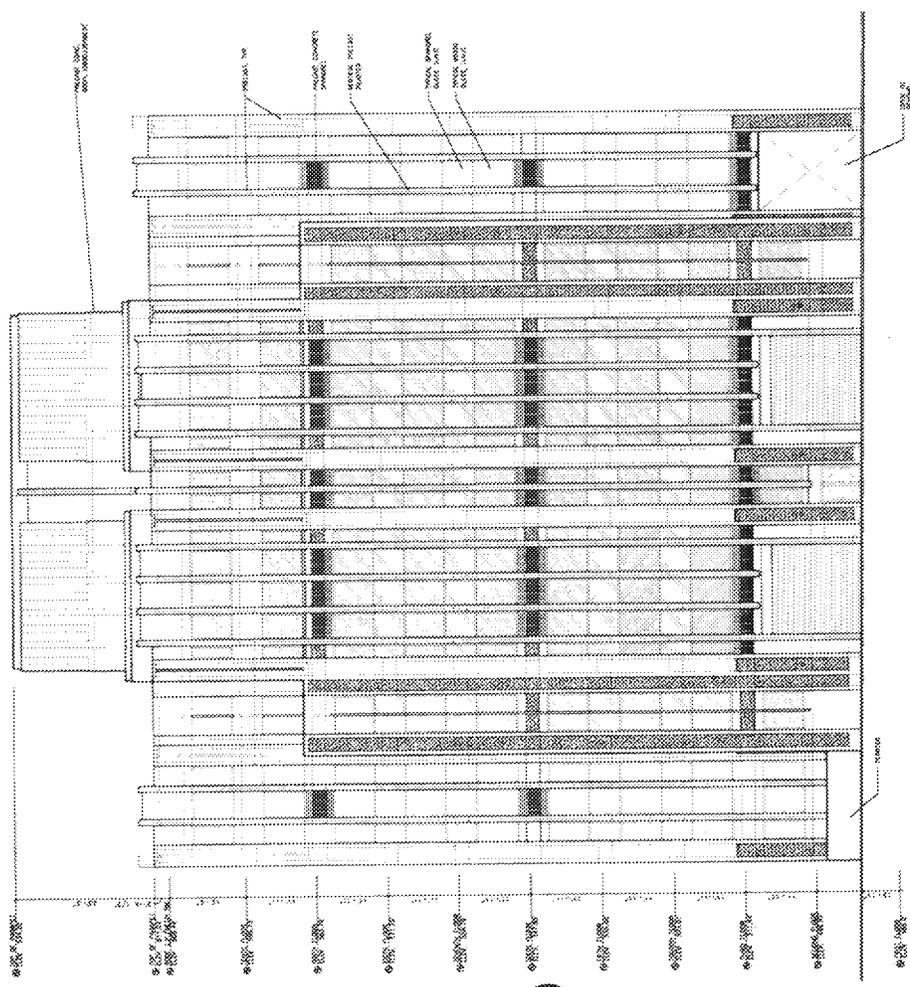
PERCENT COVERAGES

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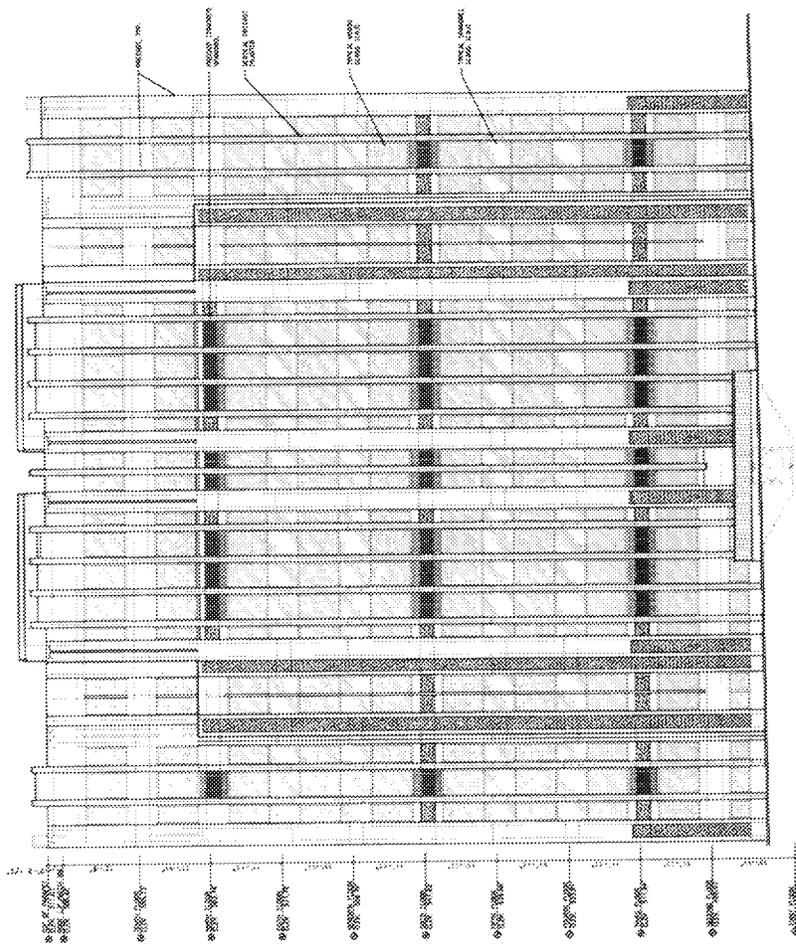
PERCENT COVERAGES



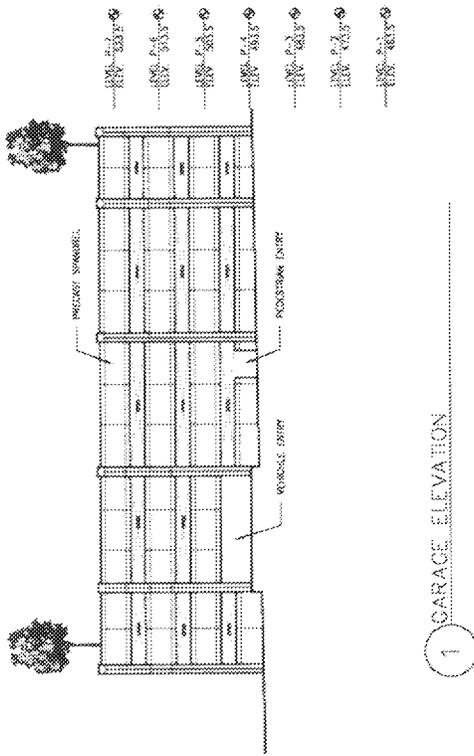
1 BUILDING ELEVATION (ENCLOSURE SHEET)

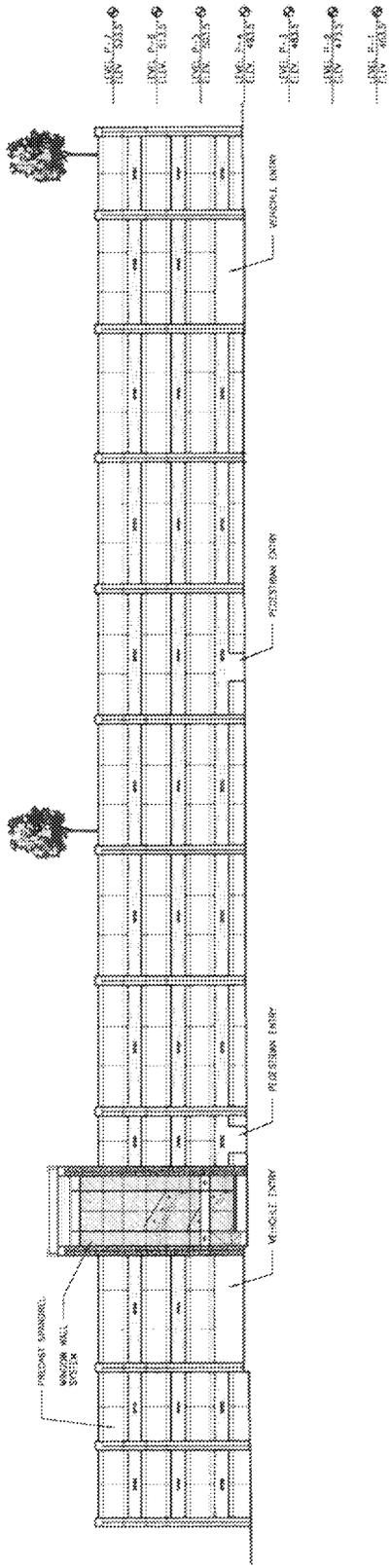


1 BUILDING ELEVATION



2 BUILDING ELEVATION





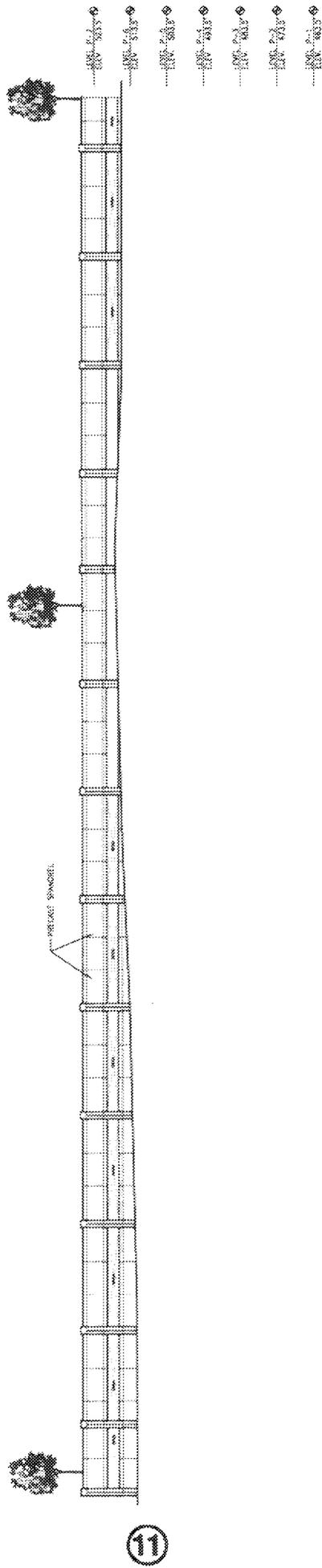
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2 GARAGE ELEVATION

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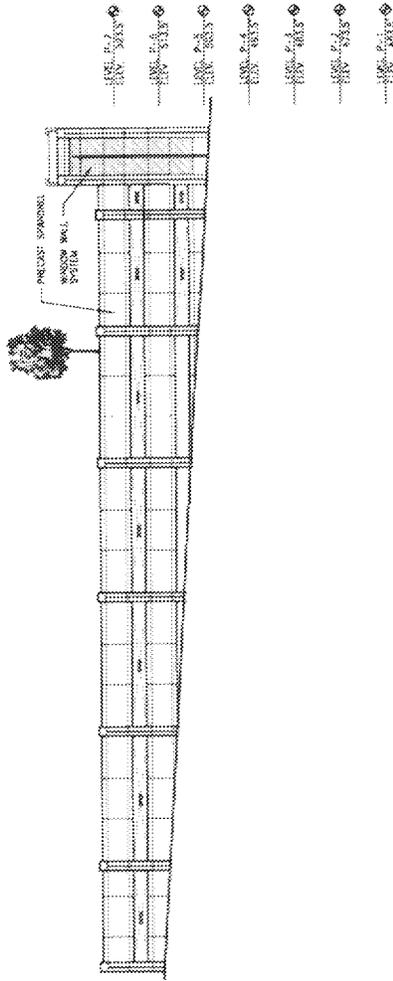
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3 GARAGE ELEVATION

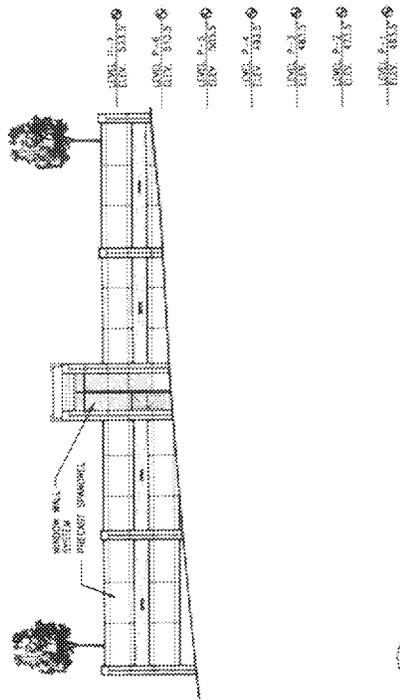
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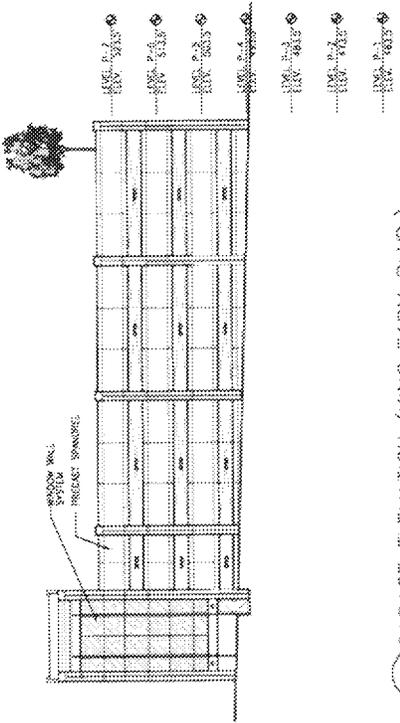
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4 GARAGE ELEVATION



5 GARAGE ELEVATION



6 GARAGE ELEVATION (KING FARM BLVD.)

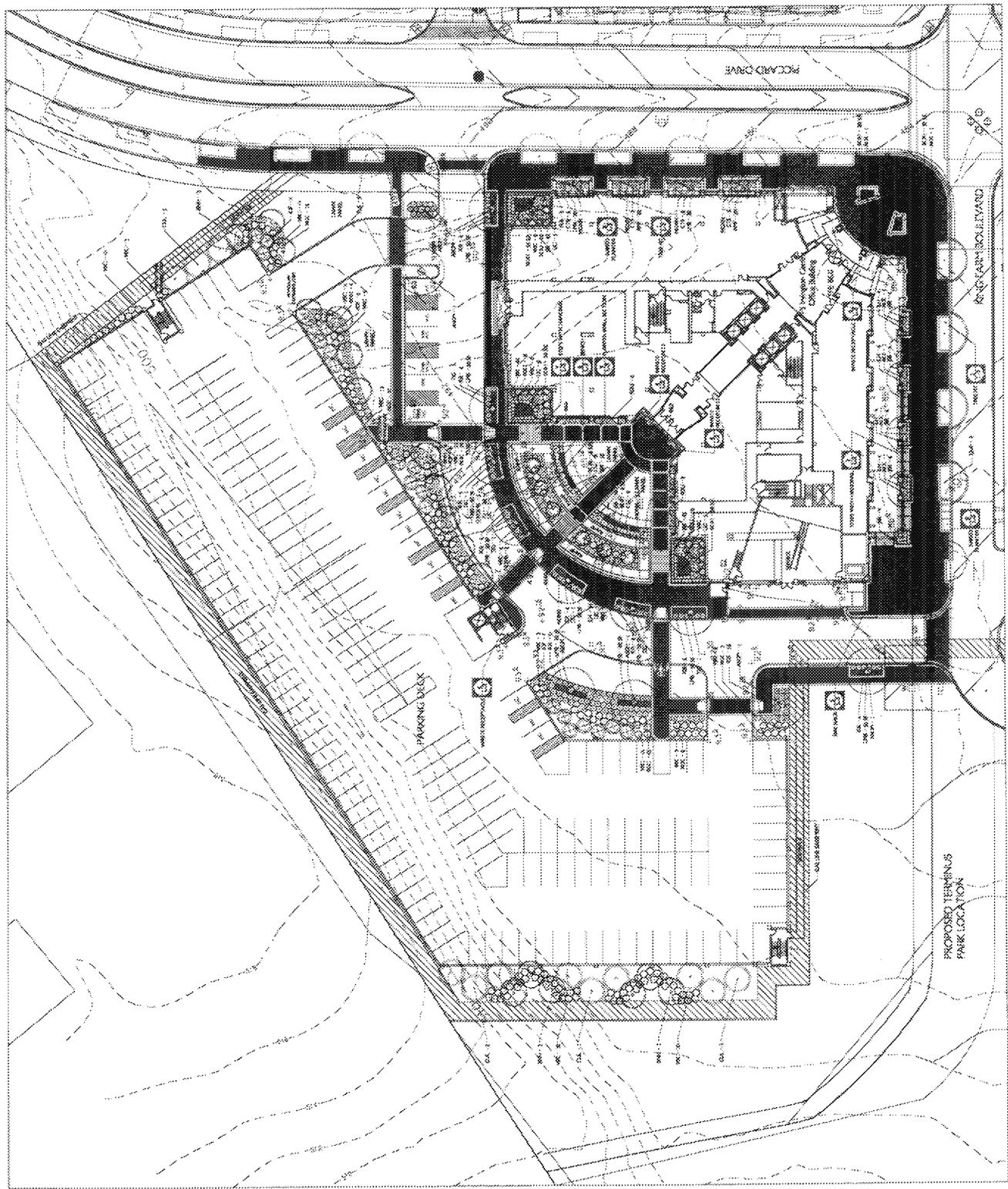
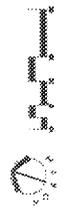
1-2
REVISED
DATE
BY
PROJECT NO.
SHEET NO.

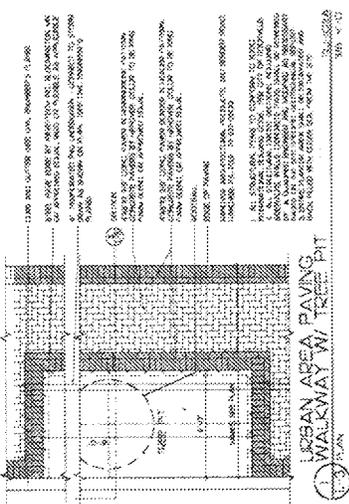
King Farm Irvington Centre
75 Office Building
King Farm Associates, LLC
Site 1, Irvington, VA
Scale: 1" = 20' (approx.)

OWNER: KING FARM ASSOCIATES, LLC
ARCHITECT: LAND DESIGN, INC.
DATE: 08/14/14
PROJECT NO.: 14-001

KING FARM

LandDesign
ARCHITECTS





LOGAN AREA PAVING WALKWAY W/ TREE PIT
SECTION
SCALE: 1/4" = 1'-0"

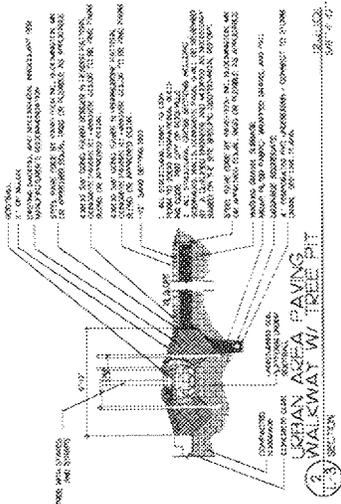
1. ALL CONSTRUCTION SHALL BE ACCORDING TO THE CITY OF LOGAN SPECIFICATIONS FOR PAVING AND CURBS. THE CITY OF LOGAN SPECIFICATIONS FOR PAVING AND CURBS ARE AVAILABLE AT THE CITY ENGINEER'S OFFICE, 100 WEST MAIN STREET, LOGAN, UT 84301.

2. THE PAVING SHALL BE CONFORMING TO THE CITY OF LOGAN SPECIFICATIONS FOR PAVING AND CURBS. THE CITY OF LOGAN SPECIFICATIONS FOR PAVING AND CURBS ARE AVAILABLE AT THE CITY ENGINEER'S OFFICE, 100 WEST MAIN STREET, LOGAN, UT 84301.

3. THE TREE PIT SHALL BE 18" DEEP AND 48" WIDE. THE TREE PIT SHALL BE FILLED WITH SOIL AND A TREE SHALL BE PLANTED IN THE TREE PIT. THE TREE SHALL BE 1" CALIBER AND 6' TALL. THE TREE SHALL BE PLANTED IN THE TREE PIT WITHIN 30 DAYS OF THE DATE OF THE PERMIT.

4. THE PAVING SHALL BE 48" WIDE AND 12' LONG. THE PAVING SHALL BE LAYED IN A SINGLE COURSE. THE PAVING SHALL BE LAYED IN A SINGLE COURSE. THE PAVING SHALL BE LAYED IN A SINGLE COURSE.

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LOGAN AREA PAVING WALKWAY W/ TREE PIT
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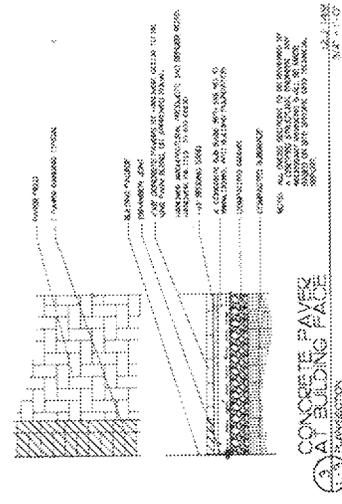
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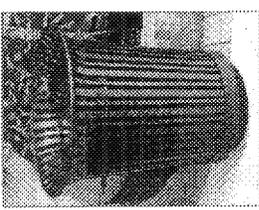


CONCRETE PAVED BUILDING PAVE
SECTION
SCALE: 1/4" = 1'-0"

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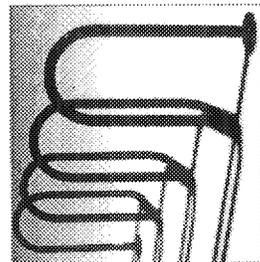


WASTE RECEPTACLE WITH LINER
SECTION
SCALE: 1/4" = 1'-0"

1. THE WASTE RECEPTACLE SHALL BE 24" DIAMETER AND 36" HIGH. THE WASTE RECEPTACLE SHALL BE 24" DIAMETER AND 36" HIGH. THE WASTE RECEPTACLE SHALL BE 24" DIAMETER AND 36" HIGH.

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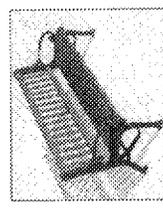


BIKE RACK
SECTION
SCALE: 1/4" = 1'-0"

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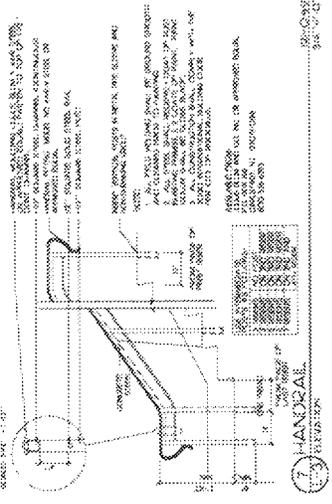


BENCH
SECTION
SCALE: 1/4" = 1'-0"

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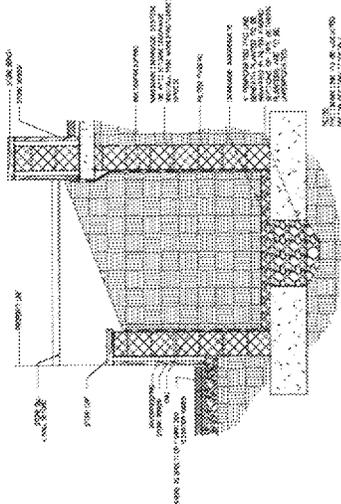


HANDRAIL
SECTION
SCALE: 1/4" = 1'-0"

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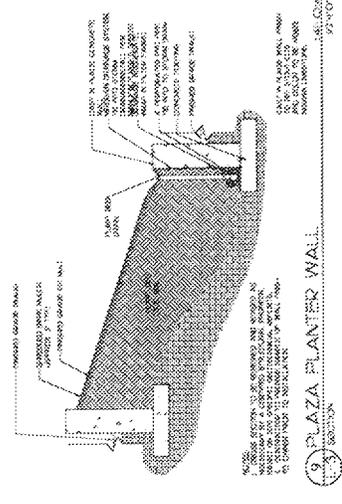


SECTION AT RAISED PLANTER
SECTION
SCALE: 1/4" = 1'-0"

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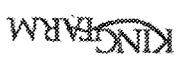


PLAZA PLANTER WALL
SECTION
SCALE: 1/4" = 1'-0"

1. THE PLAZA PLANTER WALL SHALL BE 48" HIGH AND 48" WIDE. THE PLAZA PLANTER WALL SHALL BE 48" HIGH AND 48" WIDE. THE PLAZA PLANTER WALL SHALL BE 48" HIGH AND 48" WIDE.

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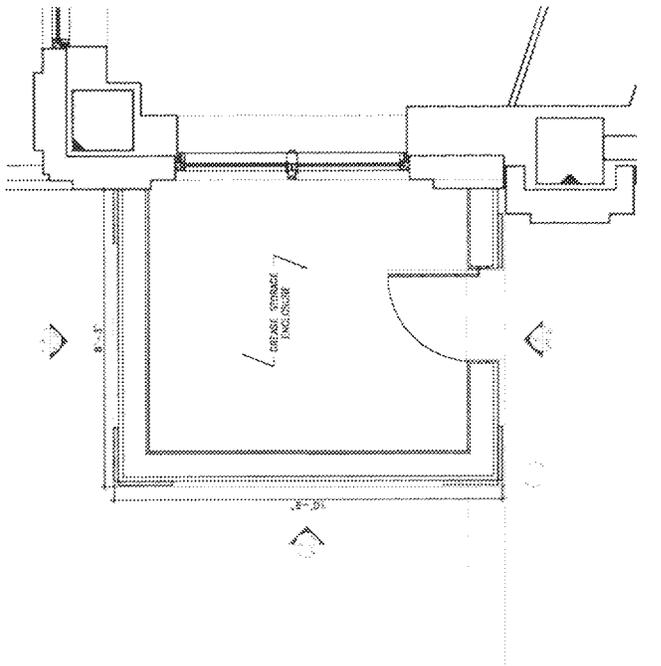


Land Design

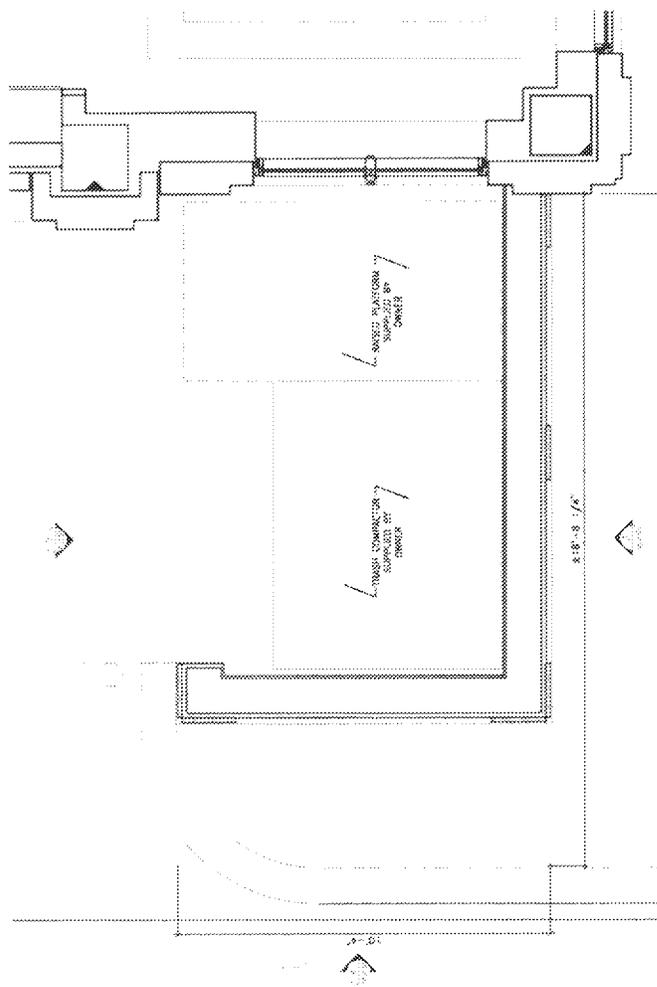
NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
1	CONCRETE	100	m ³	120.00	12000.00
2	STEEL	50	kg	0.80	40.00
3	BRICKS	10000	no.	0.10	1000.00
4	ROOFING	200	m ²	50.00	10000.00
5	GLASS	100	m ²	100.00	10000.00
6	PAINT	500	litres	2.00	1000.00
7	LABOUR	1000	hrs	10.00	10000.00
8	PERMITS	1	no.	5000.00	5000.00
9	INSURANCE	1	no.	1000.00	1000.00
10	CONTINGENCY	1	no.	10000.00	10000.00

NO.	DESCRIPTION	QTY	UNIT	PRICE	TOTAL
11	FOUNDATION	100	m ³	150.00	15000.00
12	WALLS	200	m ²	75.00	15000.00
13	ROOF	100	m ²	100.00	10000.00
14	FLOORING	500	m ²	20.00	10000.00
15	MECHANICAL	100	hrs	100.00	10000.00
16	ELECTRICAL	100	hrs	100.00	10000.00
17	PLUMBING	100	hrs	100.00	10000.00
18	FINISHES	100	m ²	100.00	10000.00
19	LANDSCAPE	100	m ²	100.00	10000.00
20	TOTAL				100000.00

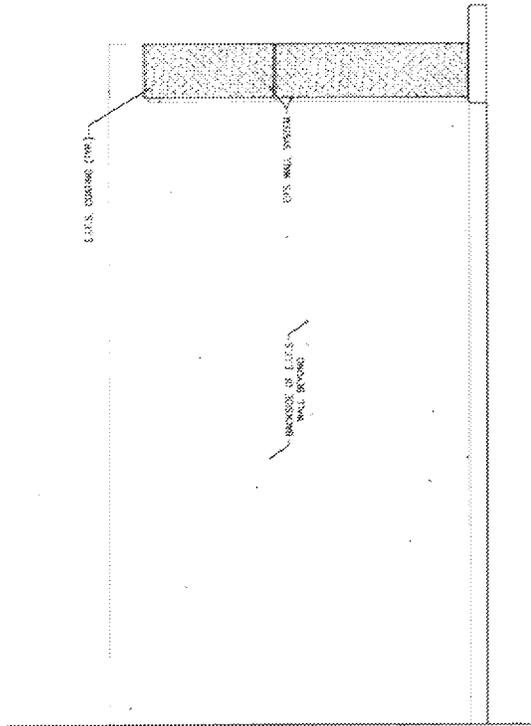
1. GENERAL: ALL WORKMANSHIP SHALL BE TO THE REQUIREMENTS OF THE BRITISH STANDARD BS 5600 PART 1:1990 FOR STEEL STRUCTURES.
2. FOUNDATION: ALL FOUNDATION WORK SHALL BE TO THE REQUIREMENTS OF THE BRITISH STANDARD BS 5400 PART 4:1990 FOR STEEL STRUCTURES.
3. WALLS: ALL WALLS SHALL BE CONSTRUCTED TO THE REQUIREMENTS OF THE BRITISH STANDARD BS 5600 PART 1:1990 FOR STEEL STRUCTURES.
4. ROOF: ALL ROOF WORK SHALL BE TO THE REQUIREMENTS OF THE BRITISH STANDARD BS 5600 PART 1:1990 FOR STEEL STRUCTURES.
5. FLOORING: ALL FLOORING SHALL BE TO THE REQUIREMENTS OF THE BRITISH STANDARD BS 5600 PART 1:1990 FOR STEEL STRUCTURES.
6. MECHANICAL: ALL MECHANICAL WORK SHALL BE TO THE REQUIREMENTS OF THE BRITISH STANDARD BS 5600 PART 1:1990 FOR STEEL STRUCTURES.
7. ELECTRICAL: ALL ELECTRICAL WORK SHALL BE TO THE REQUIREMENTS OF THE BRITISH STANDARD BS 5600 PART 1:1990 FOR STEEL STRUCTURES.
8. PLUMBING: ALL PLUMBING WORK SHALL BE TO THE REQUIREMENTS OF THE BRITISH STANDARD BS 5600 PART 1:1990 FOR STEEL STRUCTURES.
9. FINISHES: ALL FINISHES SHALL BE TO THE REQUIREMENTS OF THE BRITISH STANDARD BS 5600 PART 1:1990 FOR STEEL STRUCTURES.
10. LANDSCAPE: ALL LANDSCAPE WORK SHALL BE TO THE REQUIREMENTS OF THE BRITISH STANDARD BS 5600 PART 1:1990 FOR STEEL STRUCTURES.



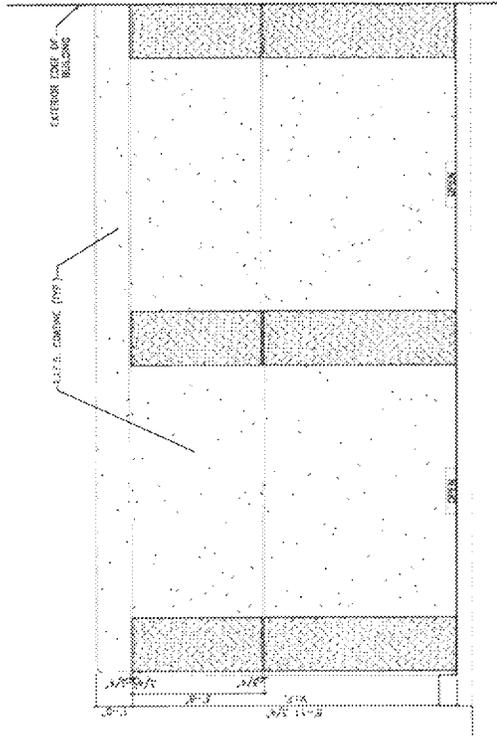
5 GREASE ENCL. ENCLOSURE PLAN



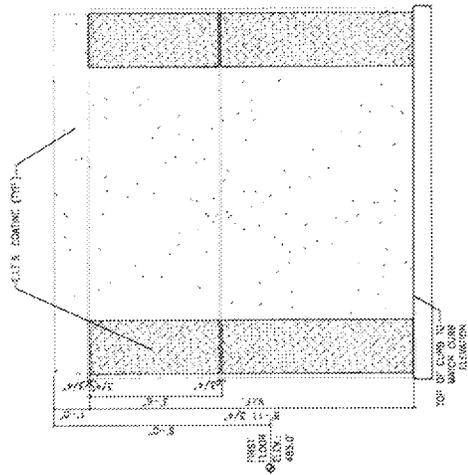
1 TRASH COMPACTOR ENCL. ENCLOSURE PLAN



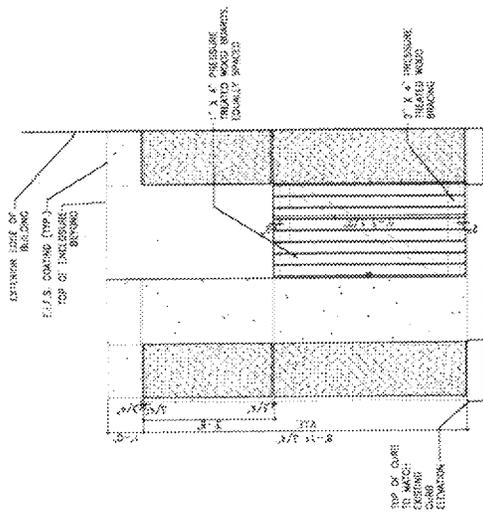
2 TRASH COMPACTOR ENCLOSURE PLAN



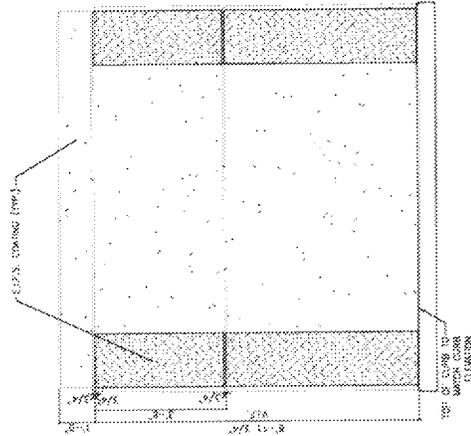
3 TRASH COMPACTOR ENCLOSURE ELEVATION



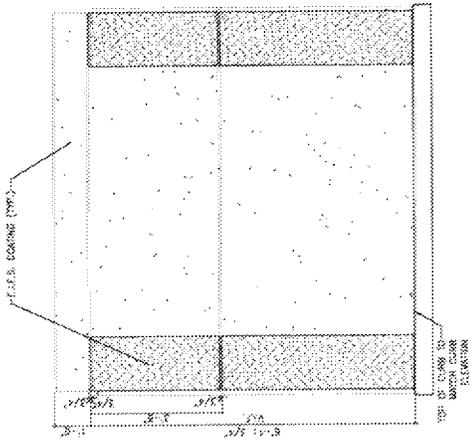
4 TRASH COMPACTOR ENCLOSURE ELEVATION



6 GREASE ENCLOSURE ELEVATION



7 GREASE ENCLOSURE ELEVATION



8 GREASE ENCLOSURE ELEVATIONS